



Winter Edition Newsletter July 2026

Welcome to the Winter Edition of Development Watch's (DW) Newsletter. As a not-for-profit community group, we strive to ensure that the Sunshine Coast Planning Scheme is upheld, that inappropriate development is called out and that the regions liveability is maintained for existing and future generations.

We are proud of our achievements and of the good working relationships we have with other groups and associations across the Coolumb and Northshore area. DW also prides itself in being honest and professional with our Council, the State and Federal Governments and industry in all our dealings including the making of comprehensive formal submissions, attendance at policy forums and negotiations and mediations with the development industry. We strive to fairly represent our members and act both through advocacy and when needed court action to safeguard the wonderful place in which we live, work and play.

We encourage all our members and supporters to work with us in our common goals.

Our Annual General Meeting and General Meeting- 20 August

DW has its AGM/General Meeting scheduled for 20 August 2026 at the Yaroomba Meeting Place. At this meeting we will elect an executive committee comprising:- President, Vice President(s), Secretary, Treasurer, Legal Officer, Community Liaison Officer and Project Officers.

To date we have been lucky as a community to have such dedicated people on our committees over the many years of operation. At this stage we are anticipating that members of the existing committee may stand again but we welcome nominations to any of these positions. In particular we would love to hear from you if you can assist on specific projects or be able to offer expertise or just common sense and enthusiasm as a project support person.

Please email our secretary at secretary@developmentwatch.org.au to ask for a nomination form.

Projects under surveillance

As of the date of the newsletter there are several developments mooted or applications lodged that causes our community some concern. These are listed below together with the action being taken by DW. We do however strongly encourage all residents to keep abreast of developments in their neighbourhoods that have the potential to negatively impact on them. In this regard please keep across DW's Facebook and Web pages and visit [developmenti](#), the Sunshine Coast Council's development portal [developmenti search page](#) (search location or Application No) for detailed information on each development application lodged.

Retirement Village - South Coolum Road.

In our view why would a developer want to build 700 homes on flood-prone Rural land between South Coolum Road and the Sunshine Coast Motorway? The site in the past has been referred to by locals as "Coolum Lakes". It not only gets sodden during inclement weather but goes under metres of flood waters in severe rain events! Would occupiers even get insurance if "the village" was built and at what premiums? In addition, 700 homes would generate significant vehicle traffic passing through the local traffic network which is already stressed at peak times. Just ask people trying to drop off kids at school or get to work.

Some of you may have attended the developer's pop ups information sessions at Tickle Park/outside the Surf Club in June. These sessions only further raised the fears of the community, and our views were highlighted in a recent article on page 3 of the Coolum Advertiser [Coolum Advertiser 10 June](#). Here are some photos of the area in flood.





A formal development application to Council has not yet been lodged but rest assured DW will, with your support, fight this development. We have written to local State members, relevant Ministers and held media interviews to raise our concerns. We propose to have a fuller briefing on this development at our AGM/general meeting on 20 August 2026.

Crane Storage and Transport Depot near Coolum Roundabout at Yandina Coolum Road.

DW made a formal submission to Council objecting to this development on several significant issues including, being located on flood-prone land, being in the Rural zone, having negative impacts on the visual amenity of the area including and importantly the site being at the “gateway” into Coolum.

Council rejected and we believe correctly, the application. The developer AMAC Property Group has now taken action and appealed Council’s decision in the Planning and Environment Court. DW has joined the Court process as a Co-Respondent with Council, and we will continue strongly object to it being located on the site when other sites across the region could be considered.

DW needs to be mindful of what it can disclose publicly during this court proceedings, but we will provide an update at our upcoming General Meeting.

Yaroomba Beachside - Dennis Family - David Low Way

The first release of this stage of Yaroomba Beachside residential community has slowed mainly due to inclement weather during the bulk earthworks phase. We have reached out to the company for a fuller briefing and hope to bring this to you at a further update.

We have been previously advised that this particular land release, comprising about 48 home sites immediately to the east of David Low Way, will be available to buyers in early 2027 with construction of individual houses by owners after that time. Individual sites start from \$1.18M. Currently, road and allotment forming and site services such as water, stormwater and sewers pipes are being laid. Landscaping will follow.

The site will be managed by a body corporate arrangement with access to resident only facilities such as a pool and pickle ball court. The man-made lake immediately to the east of this stage will feature public assessable walkways and an access to the beach. It is understood the public will regain access to the existing beach pathway (north of the Yaroomba Meeting Place) early 2027.

The next phase of development is currently being assessed by council and based on plans submitted to date will continue the low-rise style of residential community in line with the original expectations when Lend Lease owned the site. DW will of course continue to monitor developments.

Since the departure of Sekisui, we have had a good and workable relationship with the Dennis Family Group and we look forward to that continuing.

Shopping Centre – 11 South Coolum Road Coolum Beach

SCR Projects Pty Ltd have applied to Council (MCU 26/0093) to establish a shopping centre on the former building equipment hire site north of Woolworths on South Coolum Road. The development proposes shops, a 24/7 Hungry Jacks and other space for indoor sport and recreation. The Council in assessing the application has sought further information about the intended use of site and its principal activity together with a number of specific infrastructure issues. There is some way to go with this assessment as Council awaits clarification on a number of points in relation to the development.

DW will continue to monitor the developer's responses to Council's request, and we will make a formal submission during the public notification period.

To date our members have raised concerns in relation to this application specifically around traffic impact, lack of detail of who/what is proposed to go there and the 24/7 operation of a fast-food outlet. We will keep you informed as this matter progresses.

Multiple Dwellings 27-31 First Avenue Coolum Beach (MCU 26/0158)

The developer, 2731 Property Pty Ltd has applied to Council to build 43 units across 3 existing sites in First Avenue Coolum Beach. The proposal is within the current medium density zone (Planning Scheme 2014) and requires a code only assessment. Although DW cannot formally object to the development (not impact assessable) we propose to raise a number of issues with Council. The building is proposing 4 levels (as well as an underground carpark) within an allowable 12-metre-high envelope. However modern developments within such a height limit would normally only have three storeys. The four levels would allow 43 units and although it may assist housing availability would put undue stress on what is effectively a residential street with very limited on-street parking (notwithstanding the underground carparking). It will be up to Council to assess suitability and condition any approval.

Service Station-David Low Way, Pacific Paradise (MCU 26/0088-impact assessable)

The developer Paradise Holdings Pty Ltd has reapplied to Council to establish a service station (nominally BP) on land to the west of the Sunshine Motorway and fronting the Bli Bli Connection Road (David Low Way).

The original application was rejected by Council and subsequently, the appeal lodged by the developer against Council's decision was dismissed by the Planning and Environment Court.

The new application has reduced the scale of the development by dropping the fast-food element and the size of the fuel facility. The development remains a concern however for the

same reasons as DW's first objection to the development. That is proposing to be built on floodplains (as well as tidal impact in the future), the site is zoned rural and has significant visual amenity values due to its location.

DW will make a submission to Council on this matter but also encourages the community to lodge objections through developmenti. Our website has an objection form for your consideration. Objections need to be lodged with council or submitted through Council by 21 July 2026.

Developmenti [developmenti search page](#) (search location or application no)

Developmenti is Council's portal to access information on development applications made to council for approval. We strongly recommend members of the community access this site to keep abreast of property developments in their area. We all have an opportunity to participate in making our concerns known about specific projects. Make your voice count! Encourage others to join DW. Membership forms are on our website and in recognition of cost pressures on us all membership is free but our resources augmented by donations and fund raising events (Music Trivia Night held annually)

We will demonstrate developmenti at our next general meeting.

Date Claimer.

We look forward to seeing you at our next meeting on Thursday 20 August 2026, 6:30 PM at the Yaroomba Meeting Place, David Low Way Yaroomba.